Community Standards – In Detail!

<u>Financial:</u> The Association is in compliance with the financial regulations in F.S. 718.

- The Association prepared a Financial Statement within 90 days after the end of the fiscal or calendar year.
- The Financial Statement consists of a Balance Sheet detailing assets & liabilities at the end of the year and Income Statement reporting revenues & expenses over the past 12 months.
- Within 21 days thereafter, the Association distributed to Owners a copy of the Financial Statement or a notice that a copy will be delivered upon written request.
- The Annual Budget was adopted by a vote of the Association Board or by a vote of the Membership. Copies of the proposed annual budget and a meeting invitation were delivered to Unit Owners at least 14 days before the adoption meeting was held.
- Financial Statements were supplemented by a Reserve Schedule comparing estimated funding required with assets dedicated to the Reserve. Reserves are on the way to being appropriately funded

<u>55+ Community:</u> The Association is in compliance with the Fair Housing Act of 1988 and F.S. 760.29 (4) (a-c) providing for housing for older persons.

- Association rules and documents say that at least one resident (Owner or Renter) must be 55 or older in each unit for the Board to approve residency. The only exception is a surviving spouse who was a resident at the time of the 55+ person's death. The only exceptions are those in accordance with state or federal statutes.
- The Association keeps a Census report with a list of all units with residents' names and an indication of age (over or under age 55)
- The Association generally does not allow children under the age of 18 to permanently reside in the building.

<u>Meetings & Elections:</u> The Condominium Association is in compliance with F.S. 718 procedures for the Annual Meeting and Election.

- An Annual Meeting was held with an election of the Board of Directors. If more candidates qualified for election than there were vacancies, the election was held by secret ballot.
- The First Notice of Election was mailed or delivered to Owners 60 days before the scheduled election.
- Unit Owners were allowed to submit their names for election to the Board. A Second Notice of meeting containing the election ballot was mailed or delivered to Owners between 14-34 days prior to the election.
- A Board Organizational Meeting to elect officers was held after the Annual Meeting Election.

Rules & Procedures:

- Copies of the Association documents are available to unit Owners.
- Association rules are posted.
- Board Meetings and Membership meetings are properly noticed. Meeting minutes are maintained and made available upon request.
- All Board members have taken a Board Certification class.
- Association Board information is registered with Sunbiz.
- All persons seeking to purchase, rent or reside in the building are subject to background checks and screening.
- Applicants for residency are screened by the Association Board before a Certificate of Acceptance (COA) is signed and sealed. Owning or inheriting a unit does not automatically guarantee approval for residency.
- All leases are registered with CenClub ID Office.

Animals:

- The Condominium Association has adopted and published rules for Owners and Renters regarding service and emotional support animals.
- Service and emotional support animals approved by the building Association are registered with CenClub.
- No other walking animals (pets) are allowed.